

Westergate Meadow Way

PRE-APPLICATION | NOVEMBER 2025



Introduction

This document has been produced in support of a pre application consultation for the development at Land to the rear of Meadow Way, with the intention of explaining the design principles and changes that have informed the current proposal.

The document has been prepared by Thrive Architects on behalf of Barratt Redrow Homes and with input from the design team. We welcome the opportunity to discuss these initial designs proposals with Arun District Council and to work together to bring forward resubmission of a reserved matters planning application.

Previous Reserved matters applications have been refused and this document seeks to demonstrate some revisions to the proposal and receive advice from Arun District Council on those changes made.

The revised development proposed is for up to 89 residential dwellings (30% affordable) and public open space.

The objective of the statement is:

- » To present the evolving design concept and demonstrate a well considered proposal, incorporating high quality design principles which has developed from the vision of the approved Outline application.
- » The revised proposal looks to improve the scheme in response to the reasons for refusal of the previous Reserved Matters Applications and Appeal.

Below are some of the refusal points.

- Affordable clustering
- Offset distance to offsite tree
- Location, amount, detail and standard of play areas and usable public open spaces
- Distribution of accessible parking provision
- Rear garden depths
- Apartment building with insufficient communal space
- Inappropriate scale of the apartment building
- Interface distances between new dwellings
- Housing market mix
- Lack of distinctive character areas within the development

The Vision

The Vision for the new scheme is to create a sustainable new development by

- » Seeking to integrate within the surrounding landscape setting in a sensitive manner;
- » Providing opportunities for social activities that promote health and well being such as walking, cycling and play;
- » Providing high quality new homes for the community.



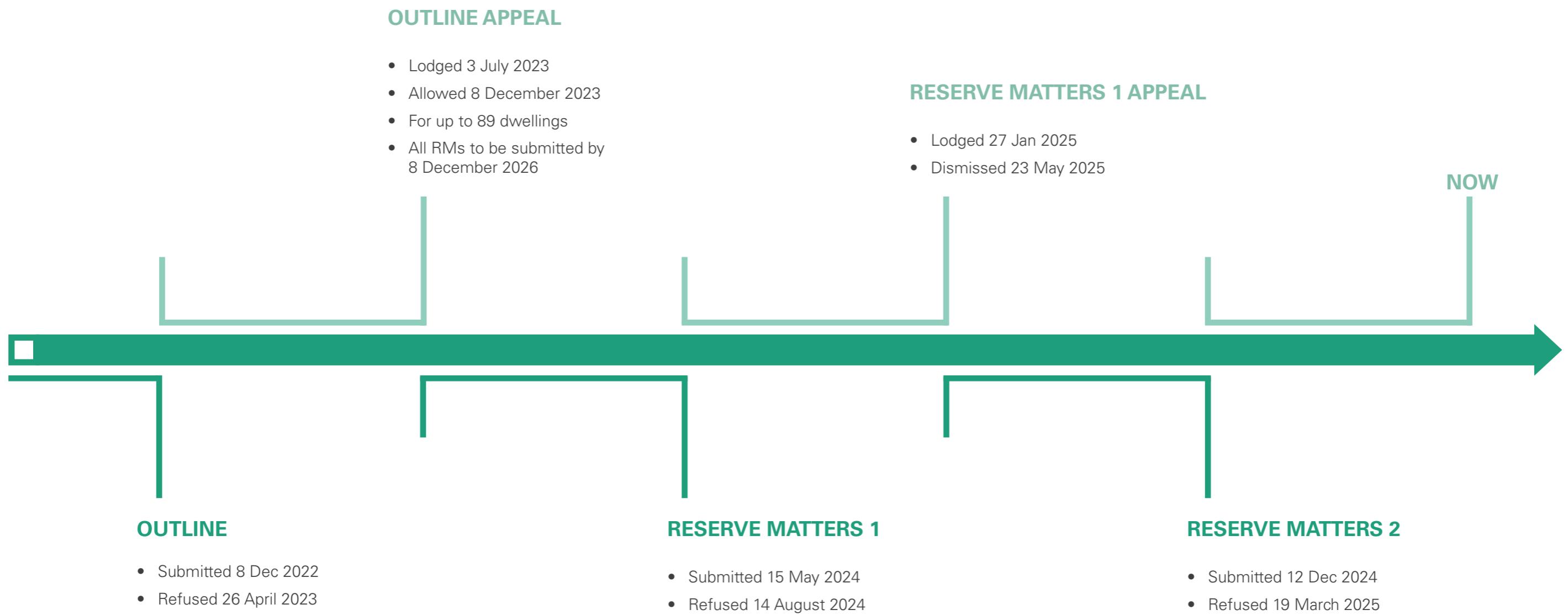
Site Location Plan



Planning Context

Timeline

Previous applications, appeals and decisions have been made and below shows the Planning history in the timeline.



Planning Context

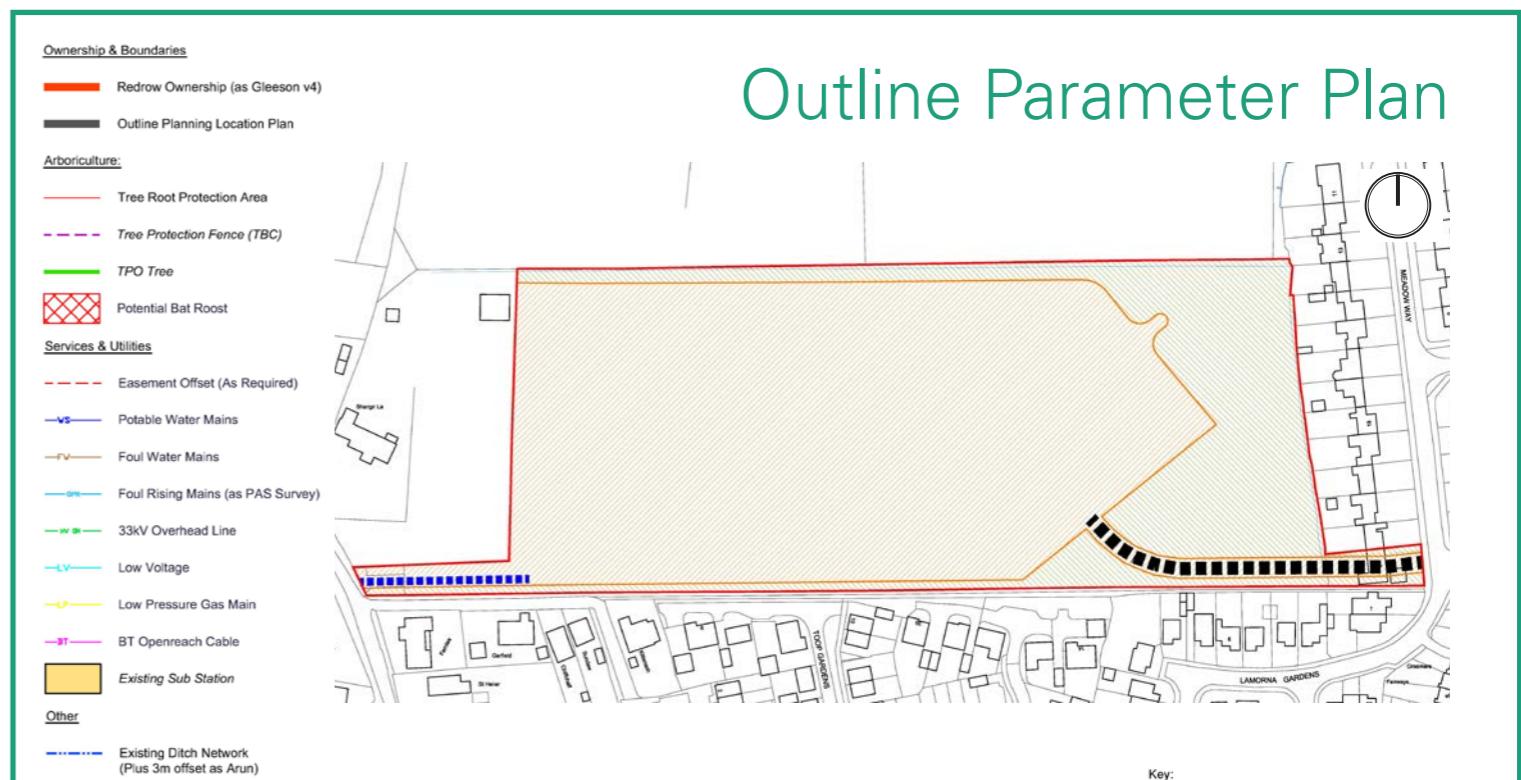
Outline Parameter Plan

An outline Land Use parameter plan was produced as shown below.

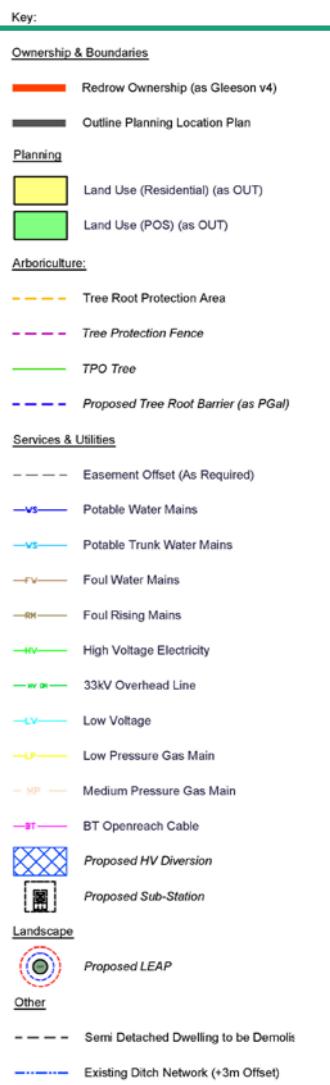
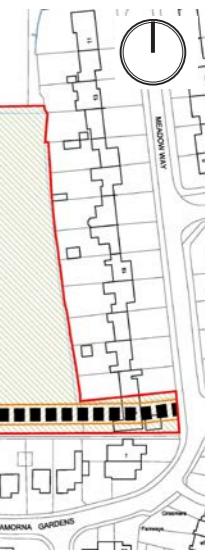
The Parameter plan highlights the following.

- Residential development area to include C3 residential uses, roads, parking, open space, Sustainable Urban Drainage System and Landscape.
- Maximum of 2.5 storey development (up to 11.5m)
- Retains green edges to the site.

- Green corridors running from East to West to both North and South boundaries.
- Maintain privacy with a large area of Open space to the Eastern area of the site.
- Eastern Open space includes a landscape buffer, Natural play, Landscape planting ad Sustainable Urban Drainage System.
- Proposed vehicular access location into the site.
- Proposed pedestrian and Cycle link to the west.



Outline Parameter Plan

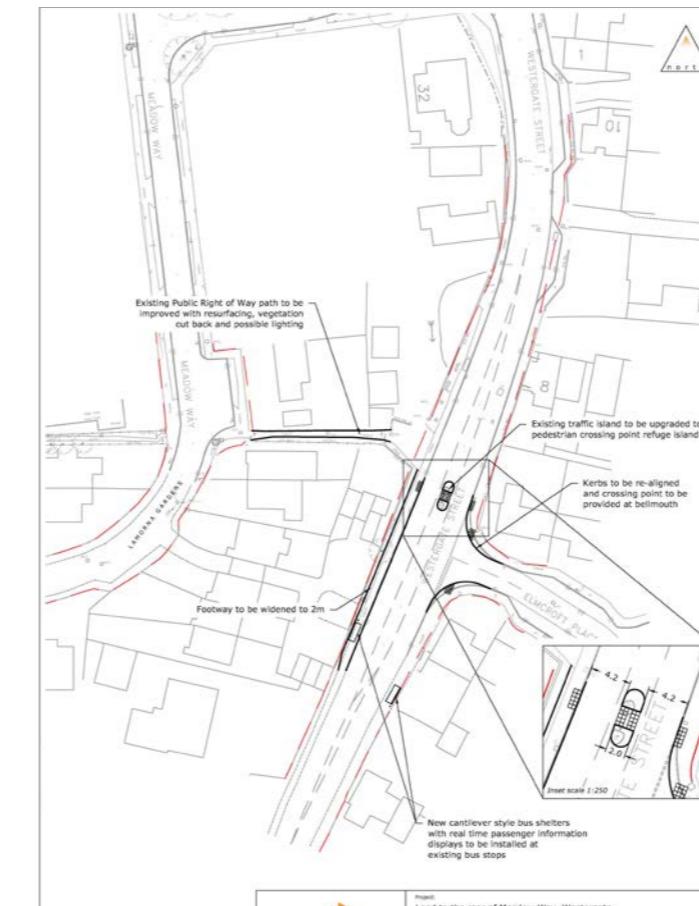
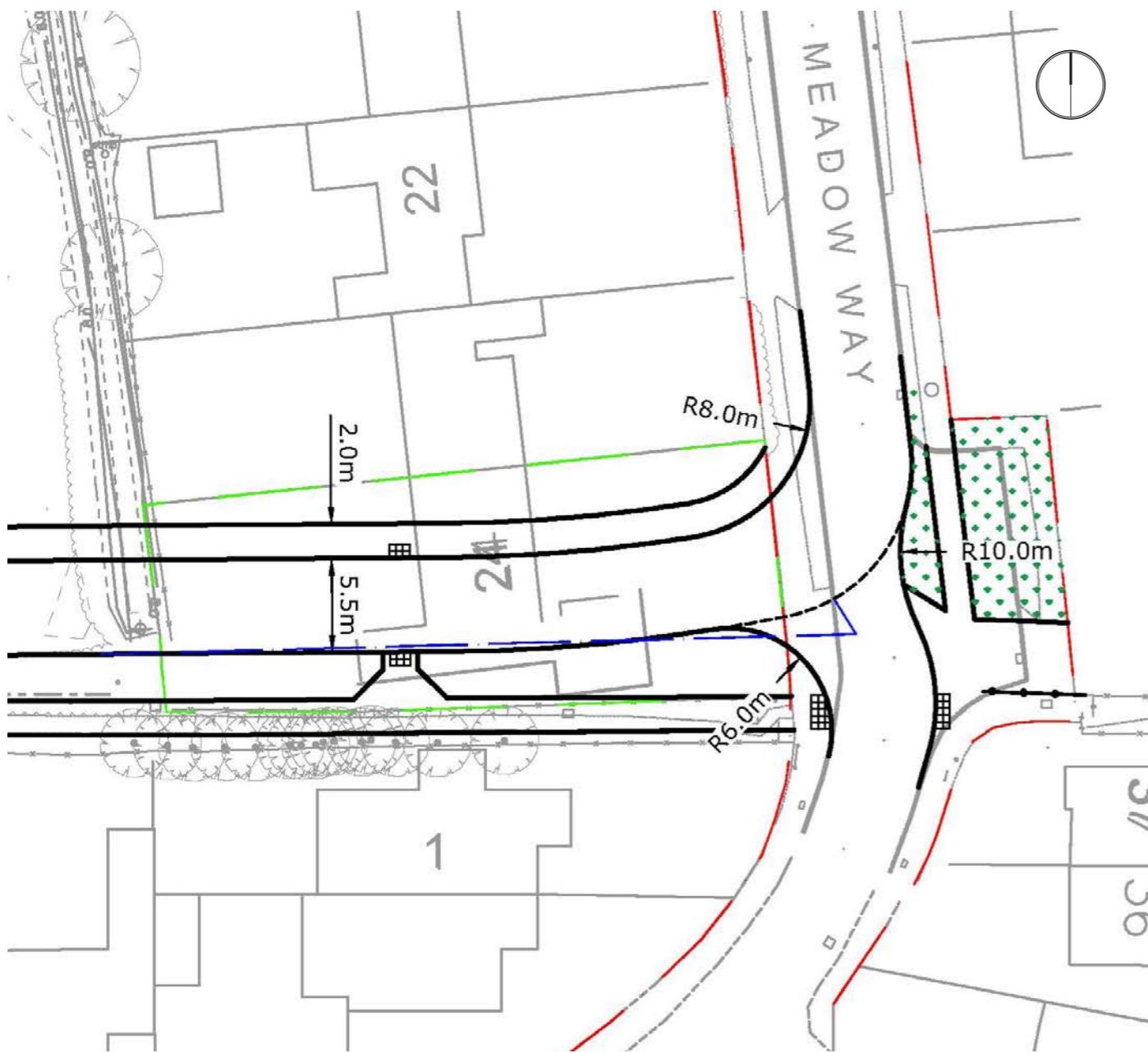


Planning Context

Approved Access & Outline Highways Improvements

Access from Meadow way have been approved. The plan below shows the access arrangement. This leads into the Eastern part of the site.

Highways improvements have also been approved. The plans below show the improvements.



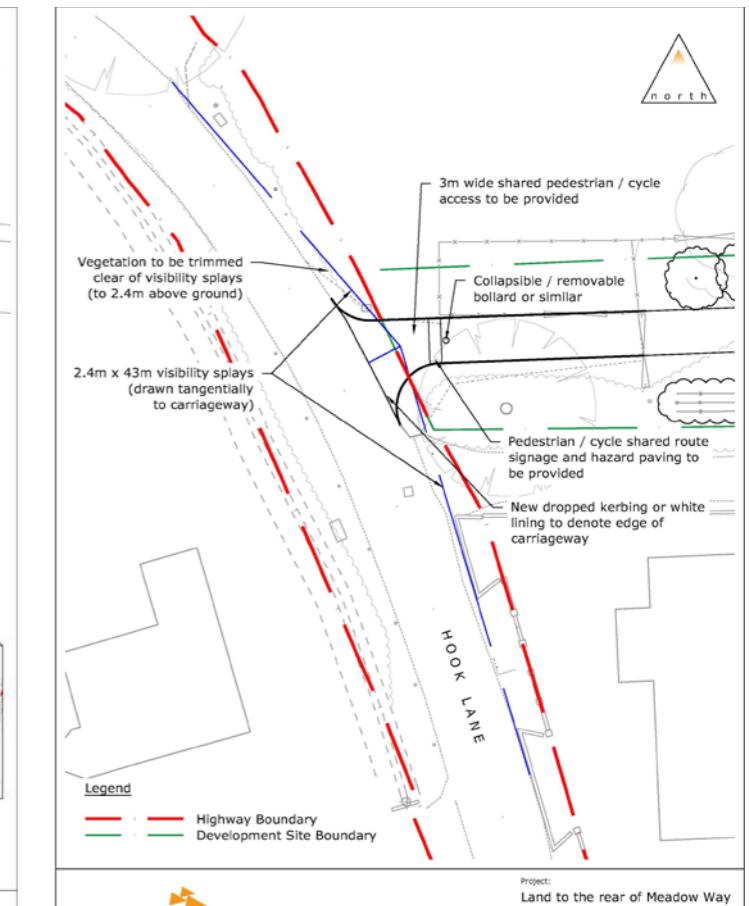
Westergate Street

PRoW improvements and possible lightin

Footpath widening

Refuge Island

Bus Shelter



Hook Land

Pedestrian

Ergonomics in Design 2009.20:101-112.

Constraints & Opportunities

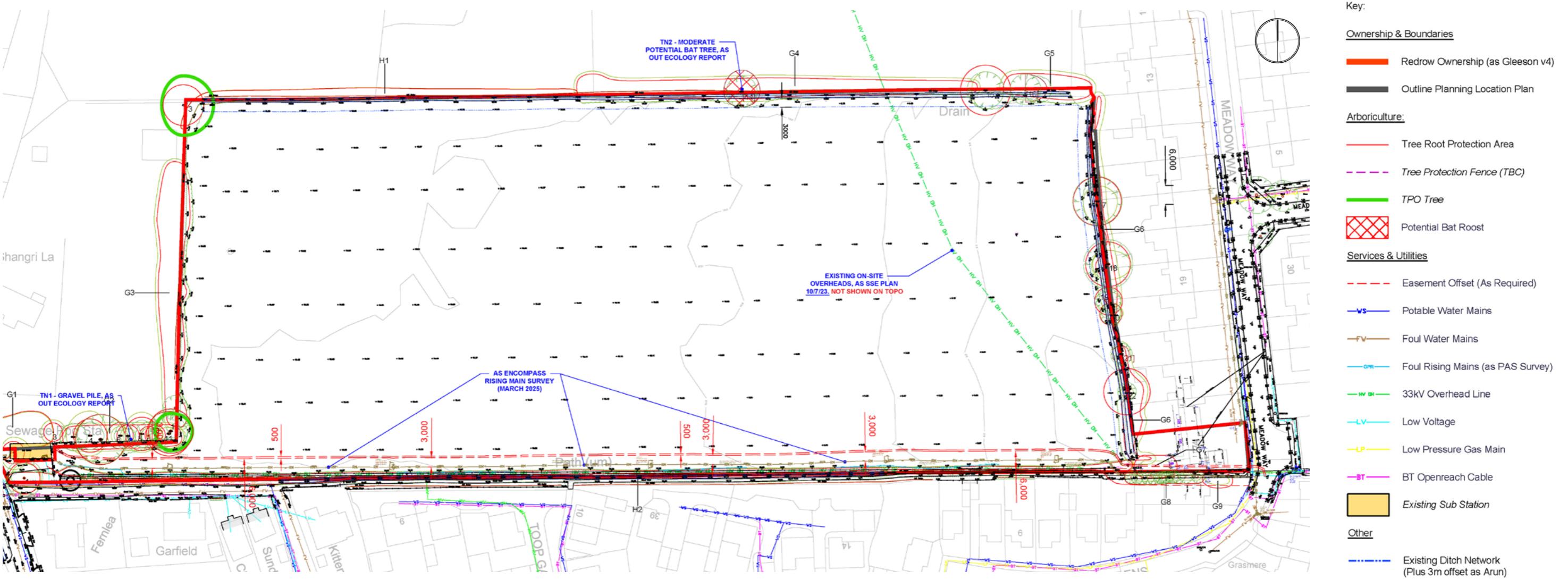
Constraints & Opportunities Plan

The previous reserved matters application, including some technical constraints. Below is an up to date constraints plan of the site. The key itemises the technical constraints.

Key constraints are:

- Existing trees to be kept.
- Tree TN2 with ecology value.
- Rising main easements to the south.

- 3m watercourse offset from northern boundary ditch.
- Existing site overhead to the east running south to north.



Illustrative Plans

Outline Illustrative Layout

The Outline application was refused in April 2023 and a subsequent Appeal allowed the consent for up to 89 dwellings.

The below Illustrative Masterplan from the Outline application shows how the land use and constraints have been worked in as part of the Outline proposals.



Dismissed RM1 Layout

The first reserved matters application was refused on the 14th August 2024. An appeal was made and was dismissed on the 23rd May 2025.

Certain aspects of this application contributed to the refusal noted as follows in the extract from the appeal rejection.

The underlying design objectives in the Framework, and which are broadly reflected in the local policies, are for new development to create well-designed and well-built places that benefit people and communities. There is not a sufficiently strong basis to conclude that the scheme meets these objectives.

Conversely, there are clear disadvantages in the proposed appearance, landscape, layout and scale of the development. Individually, some of the concerns raised may not result in an unacceptable development. However, when taken together with the other substantive concerns, they indicate that the scheme falls short of the expectations set out in policy to achieve amongst other things well designed

places and mixed and balanced communities.

The harmful effects of this scheme would persist for the long term. In my judgement the identified benefits of the scheme would not outweigh the harm. For the avoidance of doubt, I make it clear that this is my position whether or not paragraph 11 d) of the Framework had been triggered.



Illustrative Plans

Refused RM2 Layout

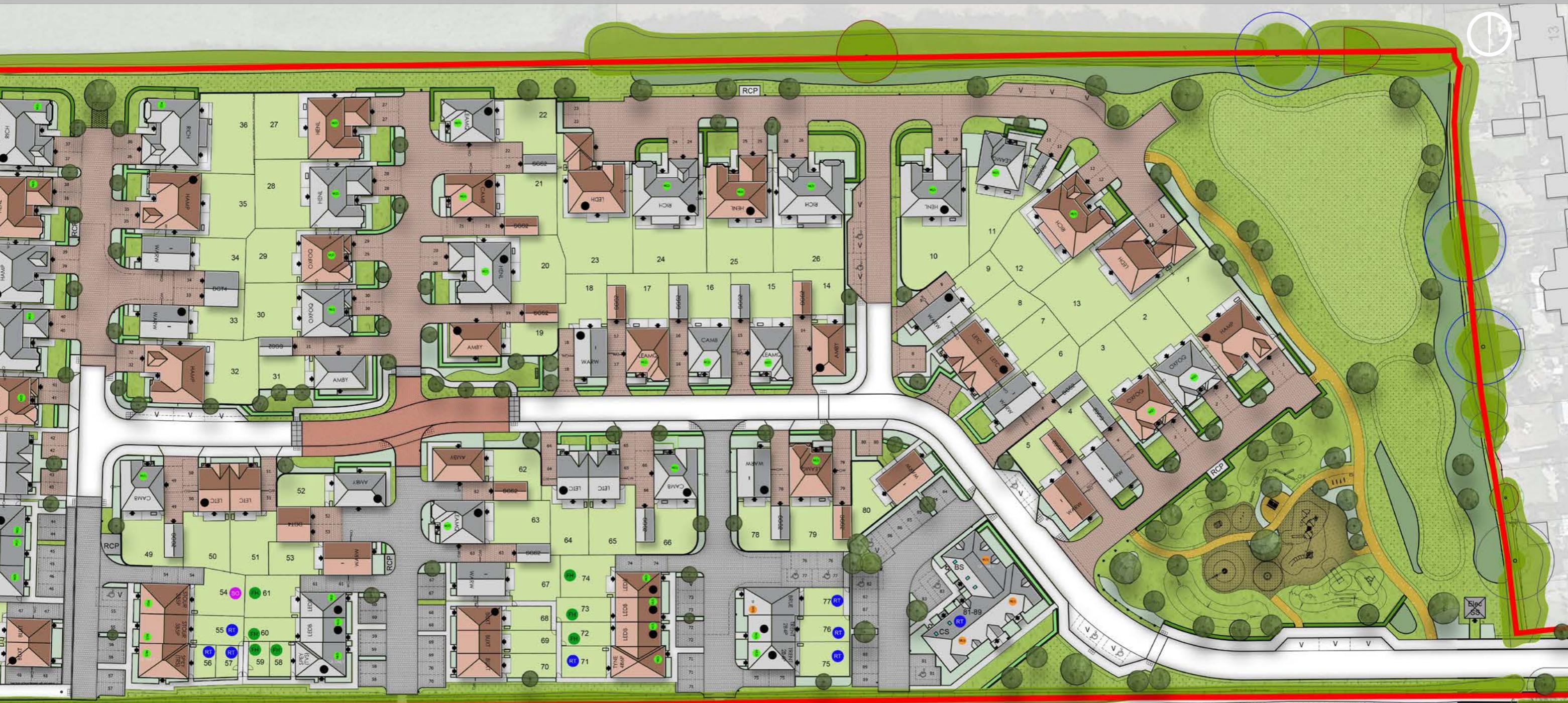
A second Reserved Matters was submitted in December 2024 and was refused on the 19th March 2025.

Below are some of the refusal points.

- Affordable clustering.
- Off sett distance to offsite tree.
- location/amount/detail/standard of play areas and usable public open spaces -distribution of accessible parking provision,
- Rear garden depths
- Flatted building with sufficient communal space

- Inappropriate scale of the flatted building
- Ensure sufficient interface distances between new dwellings
- Market mix
- Create distinctive character areas within the development
- The proposal does not achieve a high standard of design quality or amenity and represents an overdevelopment of the site in conflict with Arun Local Plan policies OSR DM1, D SP1, D DM1, ENV DM4, H DM1, T DM1, QE SP1; Aldingbourne Neighbourhood Development Plan policies H3, H4, H8, EH6, GA3, Arun's "Open Space, Playing Pitches, Indoor and Built Sports Facilities" SPD, the Arun Design Guide SPD, the Arun Parking Standards SPD, and the NPPF.
- Insufficient information has been submitted to show that the proposed number of units, the landscaping, and the layout are implementable without detrimentally impacting surface water drainage on and off the site.
- The submitted Drainage Statement does not meet the stated design requirements. The proposal conflicts with Arun Local Plan policy W DM3, ANDP policy EH5, West Sussex Surface Water Design Guidance, the NPPF and the associated Planning Practice Guidance on Flood Risk.





Layout Comparison

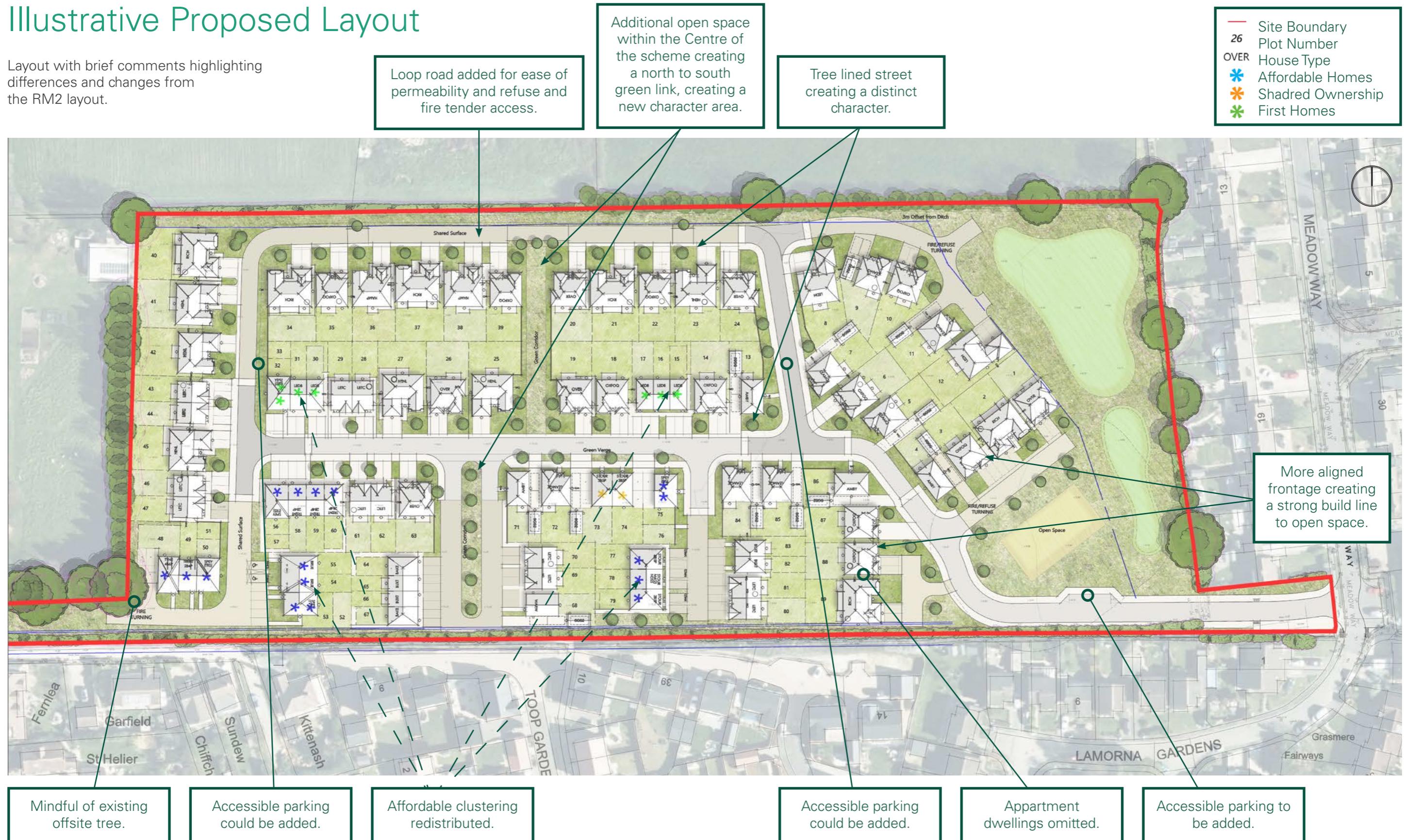
Refused RM2 Layout

The following pages looks to describe the comparison of the refused layout and the current illustrative proposal.



Illustrative Proposed Layout

Layout with brief comments highlighting differences and changes from the RM2 layout.



Affordable Housing Comparison

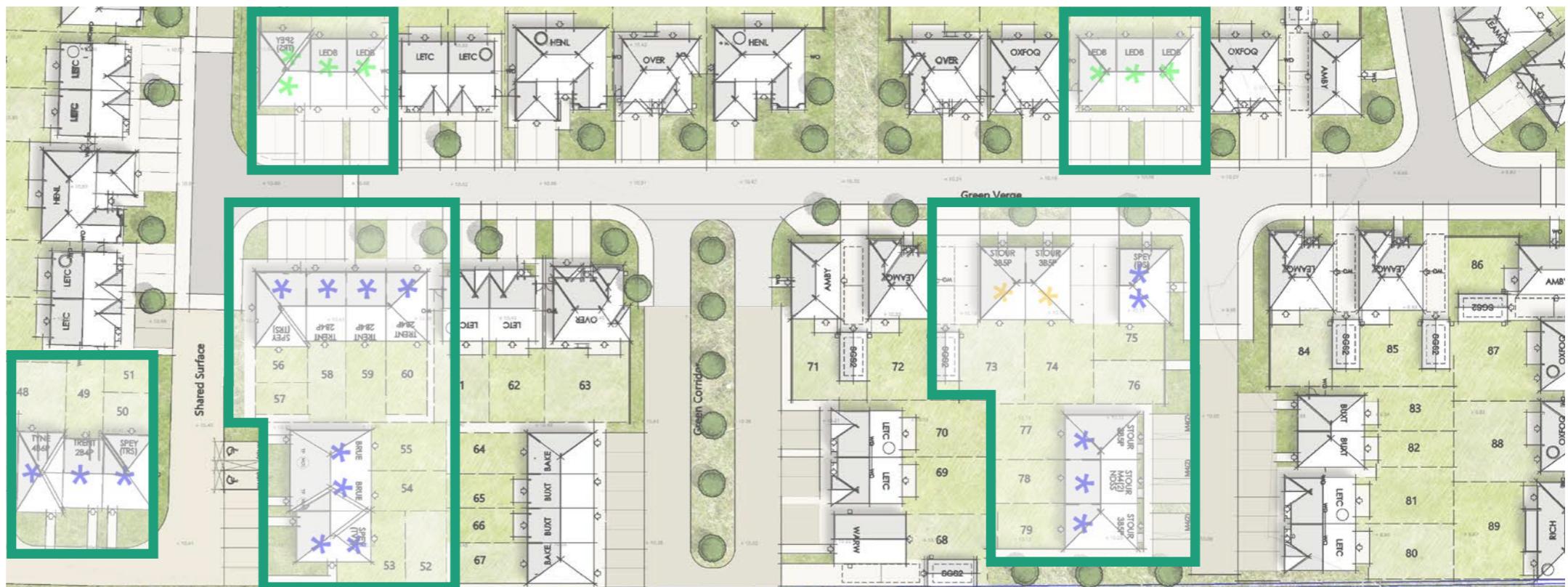
Before

Previous proposal shows 2 clusters of affordable with all affordable located within the southern area of the site with an affordable block of flats.



After

Current illustrative layout shows larger gaps between clusters and affordable units distributed to the central area as well as the southern area.



Layout Comparison

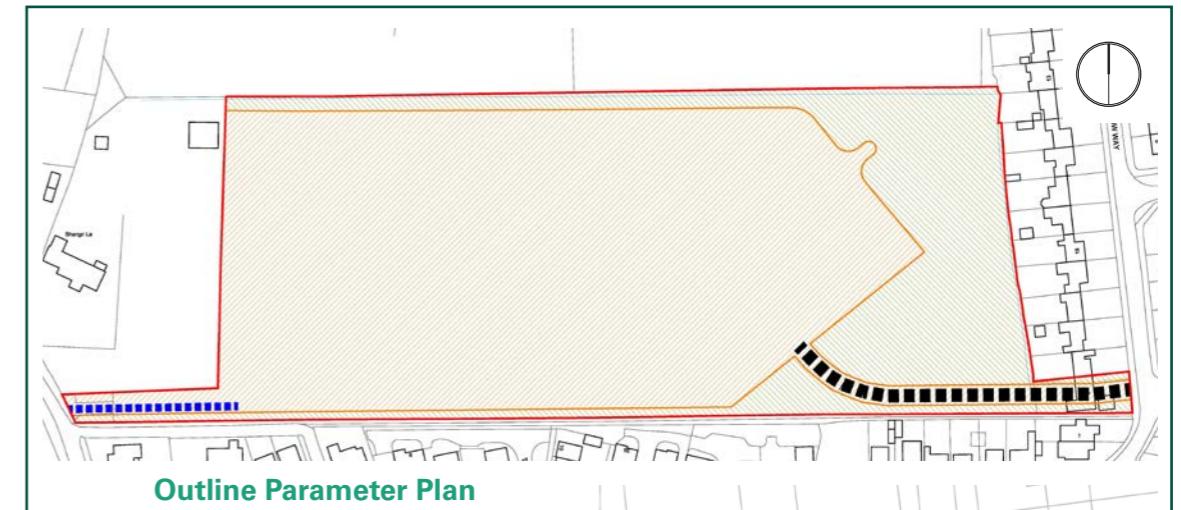
Site Layout Design Guide Review



Land Use Comparison

Outline Parameter Plan

The approved outline application created a Land use parameter and subsequent illustrative masterplan indicated the below land use.



Outline Parameter Plan



Proposal with Outline Parameters

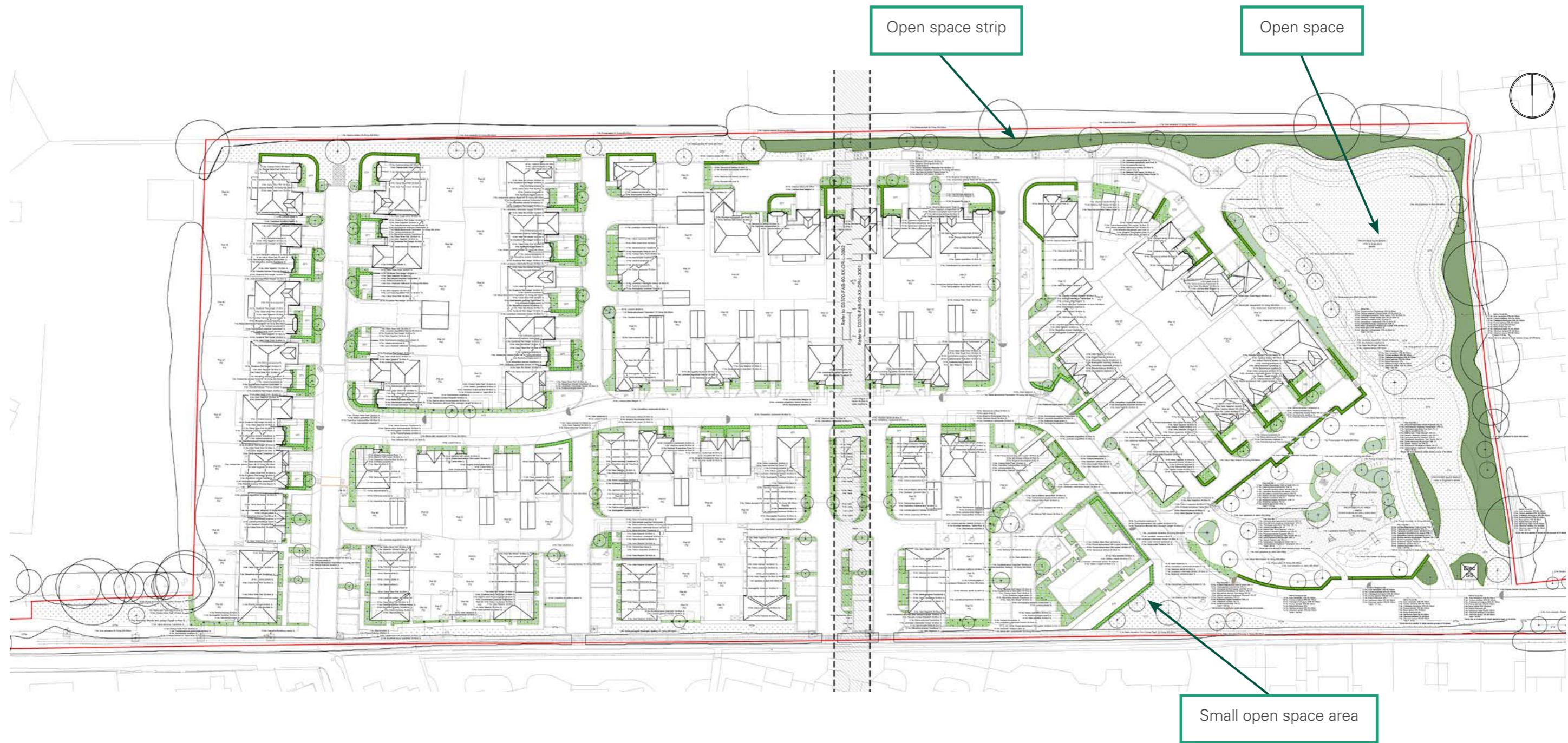
The below plan shows an overlay of the current illustrative layout and the parameters from the Outline scheme.



Land Use Comparison

Landscaping Before

Reserved matters landscape proposal shown below.



Landscaping After

Current illustrative layout showing open space and landscape features adjusted.



Surface Water Comparison

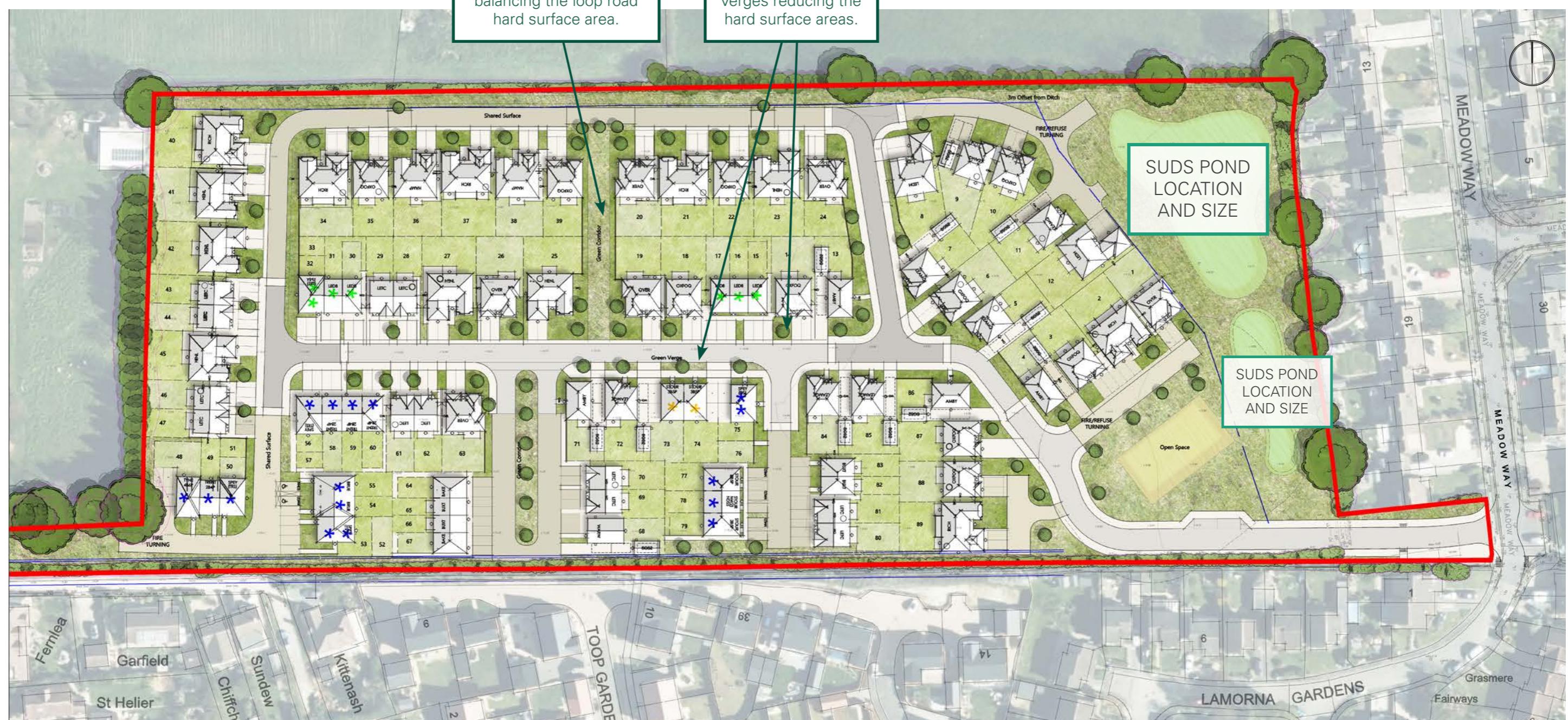
Surface Water Before

Surface water strategy from refused reserved matters 2.



Surface Water After

Current illustrative scheme allows for the same SuDs ponds and added more green areas within the centre of the site by means of north south open space along with tree lined streets to reduce the hard landscaping.



Housing Typology Comparison

The Adjacent shows the Refused reserved matters mix compared to our current illustrative mix. the current mix is similar to the refused scheme. Apartments omitted and replaced by houses and maisonettes.

Housing Mix Before

Marketing Housing			
Unit type	Approx size (sqm)	No. units	%
1 bedroom flat	52	0	0
2 bedroom flat	72	1	2
2 bedroom house	71–82	20	32
3 bedroom house	84–105	28	45
4 bedroom house	107–130	13	21
Total		62	100

Affordable Housing

Unit type	Approx size (sqm)	No. units	%
1 bedroom flat	52	10	37
2 bedroom flat	72	6	22
2 bedroom house	71–82	4	15
3 bedroom house	84–105	6	22
4 bedroom house	107–130	1	4
Total		27	100

Housing Mix After

Marketing Housing			
Unit type	Approx size (sqm)	No. units	%
1 bedroom house	52	4	6
2 bedroom house	71–82	16	26
3 bedroom house	84–105	28	46
4 bedroom house	107–130	12	19
5 bedroom house		2	3
Total		62	100

Affordable Housing

Unit type	Approx size (sqm)	No. units	%
1 bedroom house	52	10	37
2 bedroom house	71–82	11	40
3 bedroom house	84–105	5	19
4 bedroom house	107–130	1	4
5 bedroom house			
Total		27	100





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